

ARCHITECTURAL REVIEW BOARD AGENDA

November 18, 2014
3:00 p.m.

Story Poles to be viewed at 2340 Guilford Lane at 2:15 p.m.
Pre-meeting to begin at 2:30 p.m.

#1	Kevin & Casey Novak 6320 Belinder Avenue	Replace window at rear of home
#2	Anne Bray 2411 W 65 th Street	Replace window at rear of home
#3	Arden Riordan 1902 W 69 th Terrace	Replace fence
#4	J.F. & Cassi Foster 2600 Verona Road	New outdoor fireplace
#5	Cia & James Mackle 2303 W 59 th Street	Add walls and a door under existing rear portico
#6	Ann Eagan 2921 W 68 th Street	Changes to previously approved project
#7	Robert & Karen Long 6404 High Drive	Multiple additions at rear of home
#8	Gary & Bess Eickhorst 2425 W 67 th Street	Second story addition and new front entry
#9	Scott & Kimberly Penning * 2340 Guilford Lane	Screened porch and detached garage
#10	Tina Youngblood 6940 Belinder Avenue	Remodel/addition, rear patio, and modify front entry
#11	Dave & Dee Dillon 5910 Oakwood Road	Changes to previously approved project

***Variance required**

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

#2 Anne Bray

2411 West 65th Street

Ms. Bray is proposing to replace an existing window at the rear of her home with a new bay window in the same opening.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The existing window is a picture window with flanking casements. The proposed bay window will be installed in the same opening.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#3 Arden Riordan

1902 West 69th Terrace

Ms. Riordan is proposing to replace 75 linear feet of fence along the State Line Road side of her home.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front and Side
- Any Special Frontages: None

Summary of Project:

The proposed fence is a single-sided picket fence with dog-eared pickets. The height of the fence is not indicated and would be limited to 6 feet.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Fosters are proposing a new outdoor fireplace at the rear of their home.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front and Side
- Any Special Frontages: None

Summary of Project:

The proposed fireplace is all stone. It is located at the edge of an existing courtyard at the rear of the house. Due to the limited scope of the project, photographs of similar structures have been allowed in lieu of architectural elevations.

Please note, this design is in violation of international fire code that requires the edge of the firebox be a minimum of 15 feet from the home. The owner has been made aware of this and is developing a modified design.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Mackles are proposing to add walls and a door under an existing rear portico effectively turning it into a small outdoor closet.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front and Side
- Any Special Frontages: None

Summary of Project:

The portico is located on their existing porch in a corner. The new walls will be sided to match the existing house. The proposed doors are louvered.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Ms. Eagan is returning to the ARB with changes to her previously approved project.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

At the rear of the house, several steel columns will be clad with wood trim.

At the west side of the rear of the house, a small existing shed roof will be removed. An existing opening will be in-filled with brick to match the rest of the house, and a new casement window added.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Longs are proposing multiple new additions at the rear of their home.

Summary of Property:

- Character Area: Traditional
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The main addition consists of several new rear wings. The first is an extension to the existing garage that will extend the garage approximately 6 feet further into the rear yard. The addition will be sided with shingles to match the existing house. An existing shed roof will be extended over the new addition.

Directly adjacent to the garage addition is the second rear addition. An existing two-story rear wing will be extended 12 feet into the rear yard. Again the siding will be shingled to match the existing.

The next addition is a second story to an existing solarium. A new hipped roof will be added in lieu of the previous flat roof.

On the first floor, the space between the new wing and the existing solarium will be filled in, and covered with a low slope, standing seam roof.

The last addition is a screened porch addition at the rear of the new two-story wing. The porch will have a stone foundation and a standing seam roof.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.4 on pages 68 through 71 of the design guidelines gives specific recommendations for the Traditional Neighborhood character area.

Subsection D suggests that rear wings extending into the secondary building area be limited to 24 feet in height and 1 ½ stories. The proposed two-story addition extends into the secondary building area by less than 3 feet and is an extension of an existing rear wing. **This recommendation has not been met.**

The section goes on to suggest that wings extending into the conditional building area be limited to 1 ½ stories with 12 foot eaves and a maximum height of 24 feet. **Due to the slope of the property, the eave height recommendation has not been met.**

This section also suggests that homes should be limited to one wing extending into the secondary building area. Technically, three wings are extending into the secondary building area but the second story addition and garage additions only protrude slightly. **Discussion is recommended.**

Section 2.6.4 B on page 89 describes the Maximum Lot Coverage guideline where homes are restricted to 150% of the average lot coverage for adjacent homes. Please see the table below. This recommendation has been met.

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	9,162 SF
Lot Width:	83.00'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	40'	40' (No Change)
Minimum Rear Yard: (20% of Lot Depth)	25.52' (At closest point)	30'
Minimum Side Yard: (Left)	10'	11.6' (No Change)
Minimum Side Yard: (Right)	10'	9.4' (No Change)
Minimum Combined Side Yards: (25% of Mean Lot Width)	20.75'	21.00'
Lot Coverage:	3,002 SF	2,500 SF

Design Guideline Lot Coverage Analysis					
Address	Lot Area	Lot Coverage		Formula	% max used
6400 High Drive	16,765	1,906	4,569		41.72%
6405 High Drive	12,197	2,377	3,663		64.90%
6408 High Drive	11,620	2,692	3,541		76.02%
6409 High Drive	10,831	1,882	3,372		55.81%
6412 High Drive	10,829	2,030	3,372		60.20%
2119 Tomahawk Road	16,486	2,468	4,516		54.65%
6401 Willow Lane	17,024	2,931	4,618		63.47%
6405 Willow Lane	9,909	2,549	3,170		80.41%
6409 Willow Lane	9,085	1,852	2,985		62.05%
			Average		62.14%
			50% Increase		93.20%
6404 High Drive	9,162	2,500	3,002		83.27%
Allowable Lot Coverage as reduced by 150% Rule			2,798		89.35%

The Eickhorsts are proposing a whole house remodel that includes a second story addition and new front entry.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front and Side
- Any Special Frontages: None

Summary of Project:

The second story addition is primarily at the rear of the house. It is all stucco with a low slope roof. At the front of the house, new dormers have been added. Railing details are being provided at two of the dormers. At the west (left) side of the house, a larger second floor dormer has been added.

At the front of the house, a new two-story stone entry feature has been added at the front door. A new bay window has been added, and the remaining windows have been replaced and their locations adjusted.

At the rear of the house, an existing glassed-in porch will be converted to a screened porch.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the design guidelines gives specific recommendations for the suburban character area.

All of the proposed additions are within the footprint of the existing house. The left side of the house is located within the conditional building area, but no work is planned in that area.

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	20,942 SF
Lot Width:	140.00'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	60' Platted	60.2' (No Change)
Minimum Rear Yard: (20% of Lot Depth)	29.6' (At Closest Point)	30' (No Change)
Minimum Side Yard: (Left)	10'	15' (No Change)
Minimum Side Yard: (Right)	35' Platted	34.3' (No Change)
Minimum Combined Side Yards: (25% of Mean Lot Width)	35.0'	49.30'
Lot Coverage:	5,333 SF	4,208 SF

The Pennings are proposing to convert an existing wing into a screened porch and add a detached garage in their rear yard. A new generator will be added as part of the project.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The wing to be converted is at the right side of the house. The existing window trim will remain and new screens will be made to replace the existing window sashes.

The garage is all brick with timbered stucco gables to match the existing house.

The proposed garage is located almost entirely within the primary landscape area and touches the minimum rear yard setback line for accessory structures.

To allow access to the garage, the existing driveway is being reconfigured. At the side of the driveway is a retaining wall located very close to the side property line.

The proposed generator sits in the rear yard near the existing air conditioning units.

Ordinance Compliance:

The project is in violation of city ordinance 5-121 C which requires accessory structures located in the rear yard to have a minimum rear yard setback of 10 feet. The proposed generator pad is not dimensioned but appears to be only 8 feet from the rear property line.

Design Guideline Review:

Section 2.3 on pages 64 through 67 of the design guidelines gives specific recommendations for the neighborhood estates character area.

Subsection G suggests that all driveways maintain a minimum 8% side yard setback (17.28 Feet). **This recommendation has not been met.**

Subsection E suggests that detached accessory buildings located within the primary landscape area should be limited to 720 square feet and 10 foot maximum eave heights. These recommendations have been met.

Section 2.6.4 B on page 89 describes the Maximum Lot Coverage guideline where homes are restricted to 150% of the average lot coverage for adjacent homes. Please see the table below. This recommendation has been met.

Section 2.7.2 on pages 101 through 103 provides recommendations specific to garages, drives and accessory structures.

Subsection B. 1. Recommends that drives be as narrow as possible and be no wider than 12 feet at the street and widen to 18 to 22 feet nearer the house. This recommendation has been met.

* A variance is required.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	30,593
Lot Width:	216.0'

Ordinance	Allowable/Required	Provided
Accessory Building Maximum Height	24'	21'-11"
Accessory Building Side yard Setback:	10'	13.5'
Accessory Building Rear Yard Setback:	10'	10'
Accessory Building Max Area:	1,244 SF	552 SF
Lot Coverage:	6,940 SF	3,321 SF

Design Guideline Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
2321 Guilford Lane	31,055	3,849	7,013	54.89%
2335 Guilford Lane	42,784	3,535	8,762	40.35%
2350 Guilford Lane	48,026	4,477	9,494	47.15%
2353 Guilford Lane	56,685	7,228	10,654	67.84%
5720 Oakwood Road	59,420	4,060	11,008	36.88%
5728 Oakwood Road	33,568	4,065	7,402	54.92%
5740 Oakwood Road	22,276	4,207	5,567	75.58%
5750 Oakwood Road	28,026	2,757	6,530	42.22%
			Average	52.48%
			50% Increase	78.72%
2340 Guilford Lane	30,593	3,321	6,940	47.85%
Allowable Lot Coverage as reduced by 150% Rule			5,463	60.79%

Ms. Youngblood is proposing a remodel/addition to her existing garage, a rear addition, rear patio, and modification to the homes front entry.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

At the front entry, a new covered porch is being added. The porch consists of two stone columns supporting a new roof.

All of the existing window shutters will be removed as part of the project.

The existing garage will be demolished to make way for a new garage in approximately the same location. The new garage will have a gabled roof with materials and detailing to match the existing house. The existing garage will be replaced in essentially the same location allowing for the increase in the size of the garage. The curb cut will remain unchanged.

The side of the new garage is 45 feet of blank wall with one small window and a door.

The rear elevation of the garage addition is broken up with a 1'-5" offset allowing for two separate gable roofs.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the design guidelines gives specific recommendations for the suburban character area.

In general, this section discourages any part of the house from extending into the primary landscape area. A small portion of the new addition extends into the primary landscape area but does not violate the minimum side yard setback by ordinance. The violation is negligible.

Subsection C suggests that side wings located in the conditional building area be limited to 1 story and 16 feet in height. The proposed garage wing is just over 17 feet tall. **This recommendation has not been met.**

Subsection D suggests that rear wings located in the conditional building area also be limited to 1 story and 16 feet in height. The proposed garage wing is just over 17 feet tall. **This recommendation has not been met.**

Section 2.6.4 B on page 89 describes the Maximum Lot Coverage guideline where homes are restricted to 150% of the average lot coverage for adjacent homes. Please see the table below. This recommendation has been met.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	16,669 SF
Mean Lot Width:	112.00'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	No Change
Minimum Front Yard:	40'	38.8'
Minimum Rear Yard: (20% of Lot Depth)	28.6' At closes point	45.3' Existing
Minimum Side Yard: (Left)	10'	21.7'
Minimum Side Yard: (Right)	10'	10.47'
Minimum Combined Side Yards: (25% of Mean Lot Width)	28.0'	32.17'
Lot Coverage:	4,551 SF	3,434 75.45% of Maximum

Design Guideline Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
6926 Belinder Avenue	2,150	4,377	1,096	399.29%
6930 Belinder Avenue	16,923	3,194	4,599	69.45%
6945 Belinder Avenue	22,798	3,454	5,657	61.06%
6950 Belinder Avenue	18,253	3,418	4,847	70.52%
7000 Belinder Avenue	15,748	3,165	4,374	72.35%
			Average	134.54%
			50% Increase	100.00%
6940 Tomahawk Avenue	16,669	3,434	4,551	75.46%
Allowable Lot Coverage as reduced by 150% Rule			4,551	75.46%

The Dillons are proposing changes to their previously approved plans.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

Other than minor tweaks, the overall design and scope of the house have not changed. The primary change is “mirroring” the project to enlarge the west side setback. The only other significant change from the previously approved plan is the addition of a tower element to the front elevation. The rear elevation has been simplified eliminating two fireplaces and the attic dormer. With the flip, the sides are considerably different, but the overall scope has not changed.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Please note the original project was submitted under the 2012 Design Guidelines.

Section 2.2 on page 40 of the design guidelines gives general guidelines for all lots. It suggests that the central mass of a home should be located near the center of the house lot, set parallel to the street, and located near the front building line. The section goes on to suggest that the width of the main mass should be between 40 and 80 feet and the depth of the main mass should be approximately half the width or approximately 25 to 40 feet deep. The proposed width of the main mass is 44 feet wide and 30 feet deep. The proposed mass is a little deep, but still within an acceptable range.

Section 2.2 B on page 43 gives specific guidelines with respect to garages. Garages should be side or rear facing where possible. They should be set in side wings and should be obscured from view. The proposed garage is side entry. This recommendation has been met.

Section 2.2 D on page 46 gives specifics concerning driveways. The proposed home has a circle drive. The distance between curb cuts is acceptable and the driveway has been set close to the house so the greenspace depth is approximately 64 feet from the curb. This recommendation has been met. A short retaining wall is required along the west side of the driveway to accommodate an existing slope.

Section 2.2 F 4 on page 50 discusses front walkways. Walkways should be between 3 and 5 feet wide and be constructed of brick, stone or similar materials. Special exceptions have been made for short walks connecting to circle driveways allowing for more width. This recommendation has been met.

Section 2.3.2 on page 54 provides specific guidelines for the neighborhood estates character area. Homes in this area have a main mass width typically 40% of the lot width. The proposed main mass width of 44 feet is acceptable. The depth of the main mass is typically 40 feet or less. The proposed depth is 30 feet. This section goes on to suggest that side wing widths are from 20 feet up to 50% of the main mass width. The left wing is 26 feet wide and the right is 35 feet wide. Both wings are well beyond the recommended width, however the main mass steps at the second floor making it approximately 60 feet wide (still within an acceptable range) and at that scale the wings are appropriately sized.

Section 2.4 A on page 60 gives specific recommendations for rear yard neighbor to neighbor adjacencies. This section recommends special height restrictions when the rear wing of a house is within 30% of the lot depth from the rear line. The majority of the proposed home is more than 30% from the rear line. A

small portion is closer, but that area is well under the 24 foot height recommendation. This recommendation has been met.

Section 2.4 C on page 62 gives specific requirements for plate height relationships. Due to topography and lot orientation, this relationship is not a factor.

Section 2.4 D on page 65 gives specific recommendations for side yard neighbor to neighbor adjacencies. A side yard setback of 15% (21.5 feet for this lot) is recommended for new homes. This criteria has been exceeded on the left side. **The right side does not meet this recommendation.** Please note the neighboring house on this side is set approximately 140 feet away.

Section 3.3 on page 79 describes the various massing types. The proposed project matches the scaled-up “Central vertical mass” massing style.

By resolution, the City Council adopted a guideline to allow for incremental growth. This guideline requires that the footprint of all roofed structures is not allowed to expand to the maximum lot coverage allowed by ordinance. To determine the reduced allowable lot coverage, an average is taken of the percentage of allowable lot coverage used by the adjacent neighbors. The project home is allowed to exceed this average by 50% but cannot exceed the maximum allowable coverage. This recommendation has been met.

Lot Information	
Zoning:	R-1(30)/LS-5
Lot Area:	29,525 SF
Lot Width:	143.0'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	30.25'
Minimum Front Yard:	75'	75'
Minimum Rear Yard: (20% of Lot Depth)	35.2" (At closest point)	42.5'
Minimum Side Yard: (Left)	10'	29.0'
Minimum Side Yard: (Right)	10'	13.58'
Minimum Combined Side Yards: (25% of Mean Lot Width)	35.75'	42.58'
Allowable Lot Coverage:	6,870 SF	4,809 SF 70% of Maximum
Allowable Lot Coverage – 150% Guideline	Reduced to 4,907 SF	98% of Reduction

Allowable Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Maximum Allowable	% max used
2303 West 59th Street	53,917	2,588	10,289	25.15%
2321 West 59th Street	25,798	4,204	6,164	68.20%
2411 West 59th Street	39,480	4,027	8,286	48.60%
5924 Oakwood Road	28,583	3,630	6,620	54.84%
5930 Oakwood Road	23,906	2,797	5,847	47.84%
5915 Oakwood Road	45,691	4,432	9,171	48.33%
5939 Oakwood Road	32,035	2,787	7,166	38.89%
5923 Overhill Road	34,879	3,732	7,602	49.09%
			Average	47.62%
			50% Increase	71.43%